

Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL06/2122

Monday 11th October

2021 at 19:00hrs

**Bicester Town Council, The Garth,
Launton Road, Bicester, Oxon OX26 6PS**

Circulation: Town Mayor - Councillor Nicholas Mawer

Members:

Cllr Nicholas Mawer – **Chairman**, Cllr Lynn Pratt – **Vice Chairman**, Cllr Nick Cotter,
Cllr Donna Ford, Cllr Dan Hallett, Cllr Harry Knight, Cllr Zoe McLernon,
Cllr James Metcalf, Cllr Sandy Dallimore, Cllr Les Sibley, Cllr Jason Slaymaker,
Cllr Alex Thrupp, Cllr Fraser Webster

Other Circulation, Substitute Members:

Cllr Richard Mould, Cllr Dan Sames

Other Circulation:

Cllr John Broad – CDC, Cllr Calum Miller – OCC,
Cllr Michael Waine – OCC, Cllr Tom Wallis – CDC, Cllr Lucinda Wing – CDC

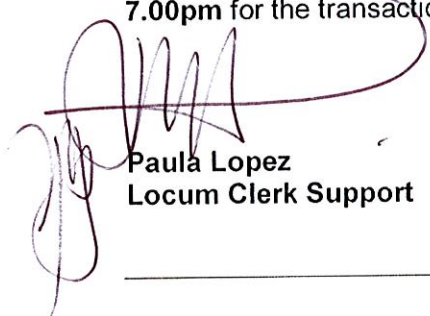


Council Offices, The Garth
Launton Road
Bicester
Oxon OX26 6PS
Telephone: 01869 252915
Email: enquiries@bicester.gov.uk
www.bicester.gov.uk

Tuesday 5th October 2021

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the Planning Committee at **The Garth, Launton Road Bicester OX26 6PS** on **Monday 11th October 2021** to commence at **7.00pm** for the transaction of the following business.


Paula Lopez
Locum Clerk Support

Agenda

All Council Meetings are open to the public and press, unless otherwise stated.

1. Apologies for Absence

To consider apologies and reasons for absence. Committee members who are unable to attend the meeting should notify the Chief Officer (or an officer representing the Chief Officer) via (enquiries@bicester.gov.uk) prior to the meeting, stating the reason for absence.

2. Declarations of Interest

2.1 Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.

2.2 Declarations of Interest for District & County Councillors

District Councillors and County Councillors on this Planning Committee will make their comments and decisions based upon information available at the time of the Meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning Meetings.

3. Minutes of the Planning Meeting

To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:
PL05/2122 – 13th September 2021.

4. Public Session

In accordance with Standing Orders 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda.

Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.

5. Updates on large developments and associated issues

5.1 North West Bicester

5.2 Graven Hill

5.3 Garden Town

5.4 Other business strategic sites

6. Consultations

None to report.

7. Planning applications from Cherwell District Council

Committee is asked to consider and comment on the attached list of applications.

Members are advised that the full planning applications are available for inspection on the Cherwell District Council website.

8. Amended plans

None to report.

9. Withdrawn plans

None to report.

10. Refused plans

21/01772/TPO - Land adjacent to Wensum Crescent - T1-2 (Alder) - cut back branches, T3 (Alder) - fell tree - subject to TPO 9/2021.

21/02608/F - 26 Grebe Road - Rear two storey and single storey rear extension. Extend front entrance roof to form covered canopy, insertion of new window and doors to front and side elevations.

21/02610/F - 4 Campion Place - Proposed two storey front extension.

21/02661/F - 37 Buckingham Road - Single storey rear flat roof extension to create larger kitchen and provide ground floor wc.

21/02666/F - Two-storey side extension including a single storey rear extension and front porch.

11. Appeal decision

None to report.

12. Notification of planning decisions from Cherwell District Council

Committee is asked to review the attached planning decisions.

13. Forward plan

The Committee is asked to review and comment on the Forward Plan.

14. Date of next Meeting

8th November 2021 - 7.00pm.

Close of Meeting:

Agenda: PL06/2122 Planning Committee
Monday 11th October 2021

Minutes of the Planning Committee Meeting

A meeting of the Bicester Town Council Planning Committee was held on Monday 13th September 2021 at 19:00hrs at Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6SP.

Present:

Cllr Nick Mawer – Chairman
Cllr Lynn Pratt – Vice Chairman
Cllr Donna Ford
Cllr Dan Hallett
Cllr Harry Knight
Cllr Les Sibley
Cllr Fraser Webster

In Attendance:

Phil Evans – Service Manager
Julie Trinder – Administration Officer
Cllr John Broad

1. 201/2122 Apologies for Absence

RESOLVED that apologies were received from Cllr Zoe McLernon, Cllr James Metcalfe, Cllr Sandy Dallimore and Cllr Alex Thrupp.

2. 202/2122 Declarations of Interest

2.1 RESOLVED that Cllr Lynn Pratt declared an interest in planning application number **21/02394/F** - Dovecote approx. 50 meters south of Old Place Yard House, Old Place Yard, Oxon OX26 6QP - under the remit of her portfolio with Cherwell District Council.

2.2 Declarations of Interest for District & County Councillors

RESOLVED that Cllr Nick Mawer, Cllr Lynn Pratt, Cllr Les Sibley and Cllr Fraser Wester District Councillors and County Councillors Cllr Donna Ford and Cllr Les Sibley on this Planning Committee will make their comments and decisions based upon information available at the time of the Meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning Meetings.

3. 203/2122 Minutes of Planning Committee

RESOLVED to confirm the minutes of the Planning Committee meeting **PL04/2122** held on 9th August 2021.

4. 204/2122 Public Session

Cllr Broad addressed the committee regarding Application Number **21/02158/F** - Axis J9 Phase 1OS Parcel 4200 adjoining Middleton Stoney Road - and strongly concurred this application with respect to the scope of the Environmental Impact Assessment (EIA) in relation to development proposals of approximately 7 hectares of land.

5. 205/2122 Update on Large Developments and Associated Issues

5.1 North West Bicester

Cllr Pratt reported that an application for a Scoping Opinion had been received by CDC from Hallam Land Management Ltd. This refers to a OS Parcel 0900 South East of Lower Farm South of Sewage Works and Bainton Road, Bucknell.

5.2. Graven Hill

No report was given.

5.3 Garden Town

No report was given.

5.4 Other Business Strategic Sites

Planning application for the old library was passed at the last Cherwell District Council planning committee meeting. Concerns were expressed from an archaeological interest and it was also mentioned that the homes being built will be for affordable housing.

6. 206/2122 Consultations

No consultations to note.

7. 207/2122 Planning applications from Cherwell District Council

RESOLVED that Bicester Town Council commented on the following planning applications: application.

21/02158/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02254/SCOP - RESOLVED that Bicester Town Council have concerns with this planning application and request that commitments already made with this application are honoured.

21/02394/LB - RESOLVED that Bicester Town Council had no objections to this planning application and are pleased to see 'making good' existing issues.

21/02492/REM - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02507/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02516/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02567/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02567/F - RESOLVED that Bicester Town Council strongly object to this planning application due to facias not in keeping with other shop fronts needs and not in keeping with the street scene.

21/02589/F - RESOLVED that Bicester Town Council object to this planning application due to over development of the site.

21/02608/F - RESOLVED that Bicester Town object to this planning application due to concern with privacy, overshadowing and loss of light.

21/02610/F - RESOLVED that Bicester Town Council object to this planning application due to overshadowing neighbours and over development of the site and not in keeping with the current street scene.

21/02618/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02643/F - RESOLVED that Bicester Town Council had no objections to this planning application, however, concerns have been raised regarding the difficulty of access to build the extension.

21/02661/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02666/F - RESOLVED that Bicester Town Council has concerns with this planning application due to loss of access and issues with parking in Bassett Avenue.

21/02682/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02687/F - RESOLVED that Bicester Town Council has concerns with this planning application due to the over development of the site, visibility when manoeuvring in and out of the property.

21/02699/LB - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02723/OUT - RESOLVED that Bicester Town Council are concerned that the developer is removing the need to deliver mixed use.

21/02750/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02774/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02848/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/02852/F - RESOLVED that Bicester Town Council had no objections to this planning application.

21/03012/TCA - RESOLVED that Bicester Town Council leaves this application to the Arboricultural Officer.

8. 208/2122 Amended Plans

None to report.

9. 209/2122 Withdrawn Plans

RESOLVED that Bicester Town Council **NOTED** the withdrawn plans.

10. 210/2122 Refused Plans

RESOLVED that Committee **NOTED** the refused plans.

11. 211/2122 Appeal Decision

RESOLVED that Committee **NOTED** the appeal.

12. 212/2122 Notification of planning decisions from Cherwell District Council

RESOLVED that Committee **REVIEWED** the planning decisions from Cherwell District Council.

13. 213/2122 Forward Plan

RESOLVED that Committee **REVIEWED** the forward plan.

14. 214/2122 Date of next Meeting

11th October 2021– 19.00 hrs

Close of meeting: 19.53 hrs

New Applications Received Between 07/09/2021 and 05/10/2021

Ref No : PL06/2122

Item No : 7

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
21/02213/F	08/09/21	Emma Whitley	Mr David Allsworth	2 Margaret Close Bicester OX26 2DH
Proposal : Ward: West Proposal: New garden boundary fence to the side and rear and front of the property.				
Observations :				
21/02346/F	22/09/21	Emma Whitley	Mr Gavin Wright	1 Cranesbill Drive Bicester OX26 3WG
Proposal : Ward: North Proposal: Loft conversion with rooflights to front roofslope and dormer extension to rear roofslope.				
Observations :				
21/02515/F	27/09/21	Emma Whitley	Mr Ian Lorimer	61 Longfields Bicester OX26 6QR
Proposal : Ward: East Proposal: Erection of side extension with materials to match existing.				
Observations :				
21/02731/F	14/09/21	Emma Whitley	Mr Ismail Ikincisoy	86 Sheep Street Bicester OX26 6LP
Proposal : Ward: East Proposal:				
Change to convert from a A3 (commercial) to C3 (residential use consisting of two residential apartments/flats).				
Observations :				
21/02735/F	05/10/21	Gavin Forrest	Mr John Miller	Wendlebury Park Farm Wendlebury Road Chesterton OX25 2PE
Proposal : Ward: Chesterton Proposal: Extension to existing commercial building and detached stables with integrated store.				
Observations :				
21/02757/F	13/09/21	John Cosgrove	Mr J Aktar	1 Launton Road Bicester OX26 6PX
Proposal : Ward: East Proposal: Erection of 3 No flats and new vehicle access.				
Observations :				

New Applications Received Between 07/09/2021 and 05/10/2021

Item No : 7

Ref No : PL06/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
21/02868/F	13/09/21	Emma Whitley	Yang Zhao	86 Orchard Way Bicester OX26 2EJ
Proposal : Ward: West Proposal: Demolition of existing conservatory and construction of new single storey side and rear extensions forming new kitchen living area and extra bedroom.				
Observations :				
21/02869/F	08/09/21	Emma Whitely	Shell Pensions Trust Ltd	c/o CBRE Global Inves Unit 3, Launton Bus Centre Murdock Road, Bicester OX26 4PL
Proposal : Ward: East Proposal: Change of Use from Class E(d) (formerly D2) to Class B2/B8/E - The premises was formerly B1, B2 and B8 use with a change of use to D2 being granted in 2010. This application seeks to revert the building back to it's previous use for re-letting purposes. The Launton Business Centre is a multi-use estate with Class B2, B8, E and sui generis uses.				
Observations :				
21/02890/F	13/09/21	John Cosgrove	Bicester Builders Homes Ltd	Land South West of Queens Ave and Kingsclere Road Bicester OX26 2JH
Proposal : Ward: West Proposal: Development of 10 residential units.				
Observations :				
21/02906/F	22/09/21	John Cosgrove	Mr Young	The Manse 34 Banbury Road Bicester OX26 2HJ
Proposal : Ward: West Proposal: Variation of condition 2 (plans) of 19/01520/F - design change.				
Observations :				
21/02909/F	22/09/21	Emma Whitely	William Skinner	37A Hertford Close Bicester OX26 3WG
Proposal : Ward: East Proposal: Erection of 1 dwelling (resubmission of 21/02218/F).				
Observations :				
21/02924/F	23/09/21	Emma Whitley	Chewell District Council	Bicester Leisure Centre Queens Avenue Bicester OX26 2NR
Proposal : Ward: West Proposal: Removal of existing biomass equipment, installation of air source heat pump and car port PV panels.				
Observations :				

New Applications Received Between 07/09/2021 and 05/10/2021

Item No : 7

Ref No : PL06/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
21/02947/DISC	27/09/21	John Cosgrove	J And K Tackles	62-64 Sheep Street Bicester OX26 6LG
Proposal : Ward: East Proposal: Discharge of condition 3 (acoustic report), 7 (cross-section joinery detail), 8 (eaves), 9 (landscaping), 10 (landscaping 2), 11 (covered cycle store) and 12 (parking & turning areas) of 18/01087/F.				
Observations :				
21/02950/ADV	22/09/21	Emma Whitely	Vision Projects	Talisman Business Centre 13 Talisman Road Bicester OX26 6HR
Proposal : Ward: South Proposal: Display of 2 No illuminated fascia signs to front and side elevation.				
Observations :				
21/02972/ADV	22/09/21	Emma Whitleyq	Point of Difference Workspace	Unit 1, Plot Shop Franklins House Wesley Lane OX26 6JU
Proposal : Ward: East Proposal: To affix decals to all windows of Unit 1.				
Observations :				
21/03024/F	23/09/21	Emma Whitely	Mr & Mrs Baxter	35 Partridge Chase Bicester OX26 6XF
Proposal : Ward: South Proposal: Loft conversion with raised ridge line, dormer to rear roof slope and rooflights to front roof slope.				
Observations :				
21/03040/SCOP	13/09/21	Caroline Ford	Hallam Land Management Ltd	OS Parcel 0900 South East of Lower Farm South of Sewage Works and Bainton Road
Proposal : Ward: Fringford And Heyfords Proposal: Scoping Opinion - Environmental Assessment of a Proposed Mixed Use Development.				
Observations :				
21/03080/F	27/09/21	David Lowin	Building 130 Bicester Heritage	Buckingham Road Bicester Oxon OX27 8AL
Proposal : Ward: Launton and Otmoor Proposal: Alterations to four existing doors to replace timber tongue and groove with glass, and associated works.				
Observations :				

New Applications Received Between 07/09/2021 and 05/10/2021

Item No : 7

Ref No : PL06/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
21/03081/LB	27/09/21	David Lowin	Bicester Heritage	Building 130 Bicester Heritage Buckingham Road Bicester OX27 8AL
Proposal : Ward: Launton and Otmoor Proposal: Iterations to four existing doors to replace timber tongue and groove with glass, and associated works.				
Observations :				
21/03117/LB	14/09/21	Emma Whitley	86 Sheep Street	Bicester Oxon OX26 6LP
Proposal : Ward: East Proposal: Change to convert from a A3 (commercial) to C3 (residential use consisting of two residential apartments/flats). Interior alteration only.				
Observations :				
21/03124/TCA	22/09/21	Caroline Morrey	Cherwell District Council	Kirby Memorial Approx 14 Meter South of Tower of, St Edburges Church, Church Street OX26
Proposal : Ward: South Proposal; T87 Cherry - Crown lift 2.5m, deadwood (exempt). T27, T140, T138, T139 Holly - Crown lift 2.5m. T134 Lawson - Crown lift 2.5m. G1 Holly - Crown lift 2.5m. T114 Holly - Fell/Grind, tree is showing low vigour, unlikely to recover. G2 Lime/Norway maple - Crown lift 2.5m, remove deadwood (Exempt).				
Observations :				
21/03165/TPO	29/09/21	Iain Osenton	Mr Hatzithanasiou	Tilia House 4A Bucknell Road Bicester OX26 2DA
Proposal : Ward: West Proposal: T1 (Lime) - A mature tree located to the front of the property, the canopy extends over the entire front garden including the drive, the tree was reduced around 2018, however the contractor was unable to reduce the sides of the tree so did a partial reduction of the upper canopy leaving a less than symmetrical appearance and encouraging lateral growth. The upper-mid canopy has extended vigorously north-east over the neighbouring property and south-west over the drive. The various reductions that have occurred over the years have left a strange framework of mature branches which does not have a sufficient secondary branch structure to create a reduction which will result in the desired final appearance. We would therefore like to reduce the tree to create a pollard effect removing up to 3m, internal small diameter branches and epicormic may be retained if they are able to create an inner canopy which is even and full, if this is not the case, they may be completely removed to encourage dense even regrowth throughout the crown typical of a pollarded Lime - subject to TPO 7/2005				
Observations :				
21/03166/TCA	22/09/21	Iain Osenton	Mr Stone	1 Church Terrace Bicester OX26 6BA
Proposal : Ward: South Proposal: T1 x semi mature Holly in close proximity to the neighbouring residence/boundary wall, Fell to near ground level.				
Observations :				

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 12

Wed 13 October 2021

District Ref PL06/2122

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

20/00059/F	Approved (With conditions)	Tesco Bicester
21/00075/F	Approved (With conditions)	67 Sheep Street
21/000767/LB	Approved (With conditions)	67 Sheep Street
21/01647/LB	Approved (With conditions)	Old Manor House
21/01915/F	Approved (With conditions)	1 Church Terrace
21/01916/LB	Approved (With conditions)	1 Church Terrace
21/02102/F	Approved (With conditions)	22 Forsythia Close
21/02158/F	Approved (With conditions)	22 Blythe Place
21/02185/F	Approved (With conditions)	15 Kennedy Road
21/02399/F	Approved (With conditions)	4 Redwing Close
21/02516/F	Approved (With conditions)	17 Longfields
21/02531/F	Approved (With conditions)	2 Sheep Street
21/02589/F	Approved (With conditions)	67 Shearwater Drive
21/02618/F	Approved (With conditions)	31 Woodfield Road
21/02621/REM	Approved (With conditions)	30 Read Place
21/02643/F	Approved (With conditions)	6 Wellington Close
21/02682/F	Approved (With conditions)	14 Restharrow Mead

REFUSED PLANNING PERMISSIONS

21/01772/TPO	Refused	Land Adj to Wensum Cres
21/02393/F	Refused	5 Vervain Close
21/02470/F	Refused	18 Merganser Drive
21/02477/F	Refused	The Gables

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 12

Wed 13 October 2021

District Ref PL06/2122

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' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

REFUSED PLANNING PERMISSIONS

21/02608/F	Refused	26 Glebe Road
21/02661/F	Refused	37 Buckingham Road
21/02666/F	Refused	28 Bassett Avenue

BICESTER TOWN COUNCIL PLANNING COMMITTEE FORWARD PLAN

Monday 13th September 2021

Date/ Item/ Comment

1. Dec 2021: London Road level crossing.